



Los Angeles County  
Department of Regional Planning

Director of Planning, James E. Hartl, AICP



December 1, 1994

Federico and Mary E. Lopez  
2959 Hope Street  
Walnut Park, CA 90255

RECEIVED

DEC 8 1994

Building and Safety Division

Inspection File No. EF942099

Dear Mr. and Mrs. Lopez:

In response to a recent complaint, an inspection has been made at  
[REDACTED]

This inspection disclosed that the required garage for the residence at the above address, has been converted into a dwelling room without providing a substitute garage or carport. In addition, the existing primary dwelling has been split into two units.

These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 22.20.130, 22.52.1010 and 22.52.1180.

Please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

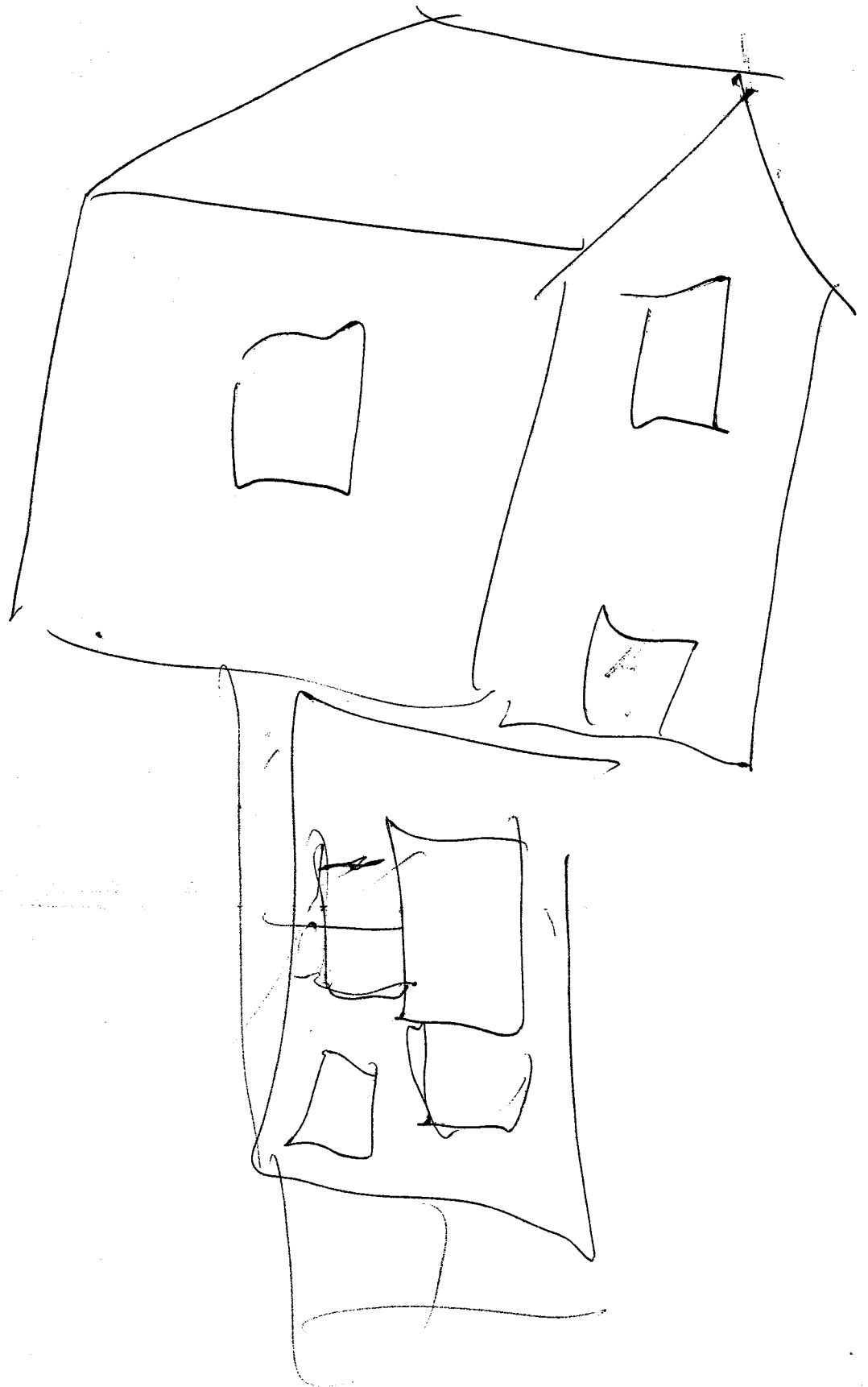
Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, Alfredo Perez, please call before 10:00 a.m., Monday and Wednesday (213) 974-6453 or Tuesday and Thursday (213) 589-8043. Our Offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

*[Signature]*  
John D. Calas, Section Head  
Zoning Enforcement

JDC:AP:tma



JOB  
ADDRESS

2959 E. HOPE ST

OWNER

## STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- ☒ Building Code
- ☐ Plumbing Code
- ☐ Mechanical Code
- ☒ Electrical Code
- ☒ Zoning Ordinances
- ☐ Grading Code

DESCRIPTION:

CONVERTED  
GARAGE. ILLEGAL  
UNIT NO BATH  
ROOM OR KITCHEN  
FAMILY ROOM  
NO PERMITS

☒ Submit plans for the work within 10 days to the office listed above and apply for a plan check for the required Permit.

☒ Obtain a Permit within 10 days for the work at the office listed above.

☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.

DATE

INSPECTOR'S SIGNATURE

1-12-95

G. RODGERS